

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Ethan Edwards, Associate Planner
DATE: October 14, 2009

SUBJECT: **CONDITIONAL USE PERMIT NO. 2009-012 (NEWLAND CARWASH)**

LOCATION: 8471 Warner Avenue, 92647 (northwest corner of Warner Avenue and Newland Street)

Applicant: Thomas Hwang, 616 Imperial, LLC, 1050 E. Anaheim Street, Long Beach, CA 90813

Property Owner: 616 Imperial, LLC, 1050 E. Anaheim Street, Long Beach, CA 90813

Request: To permit the construction of an approximately 2,200 sq. ft. express service carwash building and associated site improvements, on a 22,363 sq. ft. vacant lot.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Zone: CG (Commercial General)

General Plan: CG – F1 (Commercial General – 0.35 maximum floor area ratio)

Existing Use: Vacant

RECOMMENDATION: Staff recommends continuance to the November 18, 2009 Zoning Administrator meeting at the applicant's request.